



General Assembly

January Session, 2007

Raised Bill No. 7384

LCO No. 5791

05791_____FIN

Referred to Committee on Finance, Revenue and Bonding

Introduced by:
(FIN)

***AN ACT ESTABLISHING THE HARBOR POINT INFRASTRUCTURE
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

- 1 Section 1. (*Effective July 1, 2007*) (a) For purposes of this section:
- 2 (1) "District" means that certain real property, situated in the city of
3 Stamford, the County of Fairfield and the state of Connecticut, the
4 Harbor Point Infrastructure Improvement District, a body politic and
5 corporate, consisting of the area bounded and described as follows:
6 ____. The project boundaries shall also include any off-site locations
7 mandated by any permitting agency for improvements associated with
8 the project's traffic management requirements.
- 9 (2) "Voter" means (A) any person who is an elector of the district, (B)
10 any citizen of the United States of the age of eighteen years or more
11 who, jointly or severally, is liable to the district for taxes assessed
12 against such citizen on an assessment of not less than one thousand
13 dollars on the last-completed grand list of such district, as the case may
14 be, or who would be so liable if not entitled to an exemption under
15 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general

16 statutes, or (C) holders of record of an interest in real property within
17 the district.

18 (3) " Bonds" means bonds, notes or other obligations authorized by
19 this section.

20 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
21 the city of Stamford, specifying the district for any or all of the
22 purposes set forth in this section, the mayor of such city shall call a
23 meeting of the voters to act upon such petition, which meeting shall be
24 held at such place within such city and such hour as the mayor
25 designates, not later than thirty days after such petition has been
26 received by the mayor. Such meeting shall be called by publication of a
27 written notice of the same, signed by the mayor, at least fourteen days
28 before the time fixed for such meeting in two successive issues of some
29 newspaper published or circulated in such city. Not later than twenty-
30 four hours before such meeting, (A) two hundred or more voters or ten
31 per cent of the total number of voters of such proposed district,
32 whichever is less, may petition the mayor, in writing, for a referendum
33 of the voters of such proposed district, or (B) the mayor in his or her
34 discretion may order a referendum of the voters of such proposed
35 district, on the sole question of whether the proposed district should
36 be established. Any such referendum shall be held not less than seven
37 or more than fourteen days after the receipt of such petition or the date
38 of such order, on a day to be set by the mayor for a vote by paper
39 ballots or by a "yes" or "no" vote on the voting machines, during the
40 hours between twelve o'clock noon and eight o'clock p.m.; except that
41 such city may, by vote of its board of representatives, provide for an
42 earlier hour for opening the polls but not earlier than six o'clock a.m.,
43 notwithstanding the provisions of any special act. If voters
44 representing at least two-thirds of the assessments of holders of record
45 within the proposed district cast votes in such referendum in favor of
46 establishing the proposed district, the mayor shall reconvene such
47 meeting not later than seven days after the day on which the
48 referendum is held. Upon approval of the petition for the proposed

49 district by voters representing at least two-thirds of the assessments of
50 holders of record within the proposed district present at such meeting,
51 or if a referendum is held, upon the reconvening of such meeting after
52 the referendum, the voters may name the district and, upon the vote of
53 voters representing a majority of assessments of holders of record
54 within the proposed district, choose necessary officers therefor to hold
55 office until the first annual meeting thereof; and the district shall, upon
56 the filing of the first report filed in the manner provided in subsection
57 (c) of section 7-325 of the general statutes, thereupon be a body
58 corporate and politic and have the powers provided in sections 7-324
59 to 7-329, inclusive, of the general statutes, not inconsistent with the
60 general statutes or this section, in relation to the objects for which it
61 was established, that are necessary for the accomplishment of such
62 objects, including the power to lay and collect taxes. The clerk of such
63 district shall cause its name and a description of its territorial limits
64 and of any additions that may be made thereto to be recorded in, and a
65 caveat be placed upon, the land records of the city of Stamford.

66 (2) At the meeting called for the purpose of establishing the district
67 as provided in subdivision (1) of this subsection, the voters may
68 establish the district for any or all of the following purposes: To
69 extinguish fires, to light streets, to plant and care for shade and
70 ornamental trees, to plan, lay out, acquire, construct, maintain and
71 finance roads, sidewalks, crosswalks, drains, sewers and sewage
72 treatment facilities, utility improvements and connections, parking
73 facilities, open space, bulkhead repairs, dredging and construction,
74 environmental remediation and other infrastructure improvements
75 and to acquire, construct, maintain and regulate the use of recreational
76 facilities, to plan, lay out, acquire, construct, reconstruct, repair,
77 maintain, supervise and manage a flood or erosion control system, to
78 plan, lay out, acquire, construct, maintain, operate, finance and
79 regulate the use of a community water system, all as hereinafter
80 referred to as the "improvements". The district may contract with a
81 town, city, borough or other district for carrying out any of the
82 purposes or the purchase or sale of any of the improvements for which

83 such district was established.

84 (3) At the meeting called for the purpose of establishing the district
85 as provided in subdivision (1) of this subsection, the voters shall fix the
86 date of the annual meeting of the voters for the election of district
87 officers and the transaction of such other business as may properly
88 come before such annual meeting. At such organization meeting of the
89 district, the voters shall elect a president, vice-president, five directors,
90 a clerk and a treasurer to serve until the first annual meeting for the
91 election of officers and thereafter such officers shall be elected
92 annually, provided, upon its organization and at all times thereafter,
93 one director may be appointed by the mayor of the city of Stamford.
94 Not less than three members of the board of directors shall be residents
95 of the state of Connecticut. Subject to the provisions of subdivision (4)
96 of this subsection, not fewer than fifteen voters of the district shall
97 constitute a quorum for the transaction of business at such
98 organizational meeting of the district; and if fifteen voters are not
99 present at such meeting, the mayor may adjourn such meeting from
100 time to time, until at least fifteen voters are present. Special meetings
101 of the district may be called on the application of ten per cent of the
102 total number of voters of such district or twenty of the voters of such
103 district, whichever is less, or by the president or any three directors
104 upon giving notice as provided in this subdivision. Any special
105 meeting called on the application of the voters shall be held not later
106 than twenty-one days after receiving such application. Notice of the
107 holding of the annual meeting and all special meetings shall be given
108 by publication of a notice of such meetings in a newspaper having a
109 general circulation in such district at least ten days before the day of
110 such meetings, signed by the president or any three directors, which
111 notice shall designate the time and place of such meetings and the
112 business to be transacted thereat. Two hundred or more persons or ten
113 per cent of the total number of voters of such district, whichever is less,
114 may petition the clerk of such district, in writing, at least twenty-four
115 hours prior to any such meeting, requesting that any item or items on
116 the call of such meeting be submitted to the voters not less than seven

117 or more than fourteen days thereafter, on a day to be set by the district
118 meeting or, if the district meeting does not set a date, by the board of
119 directors, or a vote by paper ballots or by a "yes" or "no" vote on the
120 voting machines, during the hours between twelve o'clock noon and
121 eight o'clock p.m., except that any district may, by vote of its board of
122 directors, provide for an earlier hour for opening the polls but not
123 earlier than six o'clock a.m. The paper ballots or voting machine ballot
124 labels, as the case may be, shall be provided by the clerk. When such a
125 petition has been filed with the clerk, the president, after completion of
126 other business and after reasonable discussion shall adjourn such
127 meeting and order such vote on such item or items in accordance with
128 the petition; and any item so voted may be rescinded in the same
129 manner. The clerk shall phrase such item or items in a form suitable for
130 printing on such paper ballots or ballot labels. Subject to the provisions
131 of subdivision (4) of this subsection, not fewer than fifteen voters of the
132 district shall constitute a quorum for the transaction of business at any
133 meeting of the district; and if fifteen voters are not present at such
134 meeting, the president of the district or, in such president's absence,
135 the vice-president, may adjourn such meeting from time to time, until
136 at least fifteen voters are present; and all meetings of the district where
137 a quorum is present may be adjourned from time to time by a vote of a
138 majority of the voters voting on the question. At any annual or special
139 meeting, the voters may, by a majority vote of those present,
140 discontinue any purposes for which the district is established or
141 undertake any additional purpose or purposes enumerated in
142 subdivision (2) of this subsection.

143 (4) (A) A quorum for the transaction of business at the meeting
144 called for the purpose of establishing the district, as provided in
145 subdivision (1) of this subsection, shall be either fifteen voters of such
146 district or a majority of the holders of record of interests in real
147 property within such district, as long as the assessments of such
148 holders of record constitute more than one-half of the total of
149 assessments for all interests in real property within such district. If
150 fifteen voters or a majority of the holders of record of interests in real

151 property within such district are not present at such meeting or the
152 assessments of such holders of record constitute less than one-half of
153 the total of assessments for all interests in real property within such
154 district, the mayor may adjourn such meeting, from time to time, until
155 at least fifteen voters or a majority of the holders of record of interests
156 in real property within such district are present and the assessments of
157 such holders of record constitute more than one-half of the total of
158 assessments for all interests in real property within such district.

159 (B) For the transaction of business at any other meeting of the
160 district, a quorum shall be either fifteen voters of the district or a
161 majority of the holders of record of interests in real property within
162 such district, as long as the assessments for such holders of record
163 constitute more than one-half of the total of assessments for all
164 interests in real property within such district. If fifteen voters or a
165 majority of the holders of record of interests in real property within
166 such district are not present at such meeting or the assessments of such
167 holders of record constitute less than one-half of the total assessments
168 for all interests in real property within such district, the president of
169 the district, or in such president's absence, the vice-president, may
170 adjourn such meeting, from time to time, until at least fifteen voters or
171 a majority of the holders of record of interests in real property within
172 such district are present and the assessments of such holders of record
173 constitute more than one-half of the total of assessments for all
174 interests in real property within such district.

175 (5) In any case in which an action for a vote by the voters of the
176 district is to be initiated by the petition of such voters, in addition to
177 such other requirements as the general statutes or any special act may
178 impose, such petition shall be on a form prescribed or approved by the
179 clerk of such district, and each page of such petition shall contain a
180 statement, signed under penalties of false statement, by the person
181 who circulated the same, setting forth such circulator's name and
182 address, and stating that each person whose name appears on said
183 page signed the same in person in the presence of such circulator, that

184 the circulator either knows each such signer or that the signer
185 satisfactorily identified himself to the circulator and that all the
186 signatures on said page were obtained not earlier than six months
187 prior to the filing of said petition. Any page of a petition which does
188 not contain such a statement by the circulator shall be invalid. Any
189 circulator who makes a false statement in the statement hereinbefore
190 provided shall be subject to the penalty provided for false statement.
191 No petition shall be valid for any action for a vote by the voters at any
192 regular or special district meeting unless such petition shall be
193 circulated by a voter eligible to vote in such district.

194 (c) Whenever the officers of such district vote to terminate its
195 corporate existence and whenever a petition signed by ten per cent of
196 the total voters of such district or twenty of the voters of such district,
197 whichever is less, applying for a special meeting to vote on the
198 termination of the district is received by the clerk, the clerk shall call a
199 special meeting of the voters of such district, the notice of which shall
200 be signed by the officers thereof, by advertising the same in the same
201 manner as provided in section 7-325 of the general statutes. Not later
202 than twenty-four hours before any such meeting, two hundred or more
203 voters or ten per cent of the total number of voters, whichever is less,
204 may petition the clerk of the district, in writing, that a referendum on
205 the question of whether the district should be terminated be held in the
206 manner provided in section 7-327 of the general statutes. If, at such
207 meeting, a two-thirds majority of the voters present vote to terminate
208 the corporate existence of the district, or, if a referendum is held, two-
209 thirds of the voters casting votes in such referendum vote to terminate
210 the corporate existence of the district, the officers shall proceed to
211 terminate the affairs of such district. The district shall pay all
212 outstanding indebtedness and turn over the balance of the assets of
213 such district to the city in which the district is located, if the legislative
214 body of the city authorizes such action. No district shall be terminated
215 under this subsection until all of its outstanding indebtedness is paid
216 unless the legislative body of the city in which the district is located
217 agrees in writing to assume such indebtedness. On completion of the

218 duties of the officers of such district, the clerk shall cause a certificate
219 of the vote of such meeting to be recorded in the land records of the
220 city in which the district is located and the clerk shall notify the
221 Secretary of the Office of Policy and Management.

222 (d) (1) For purposes of voting at meetings held by such district, any
223 tenant in common of any interest in real property shall have a vote
224 equal to the fraction of such tenant in common's ownership of such
225 interest. Any joint tenant of any interest in real property shall vote as if
226 each such tenant owned an equal fractional share of such real
227 property. A corporation shall have its vote cast by the chief executive
228 officer of such corporation, or such officer's designee. Any entity that is
229 not a corporation shall have its vote cast by a person authorized by
230 such entity to cast its vote. No owner shall have more than one vote.

231 (2) No holder of record of an interest in real property shall be
232 precluded from participating in any district meeting or referendum
233 because of the form of entity that holds such interest, whether such
234 holder of record is (A) a corporation, partnership, unincorporated
235 association, trustee, fiduciary, guardian, conservator or other form of
236 entity, or any combination thereof, or (B) an individual who holds
237 interests jointly or in common with another individual or individuals,
238 or with any one or more of the entities listed in subparagraph (A) of
239 this subdivision.

240 (e) Notwithstanding any provision of the general statutes, including
241 sections 7-324 to 7-329, inclusive, the district shall have the power to
242 assess, levy and collect benefit assessments upon the land and
243 buildings in the district which, in its judgment, are benefited by the
244 improvements.

245 (f) (1) Notwithstanding any provision of the general statutes,
246 including sections 7-324 to 7-329, inclusive, the district shall have the
247 power to fix, revise, charge, collect, abate and forgive reasonable taxes,
248 fees, rents and benefit assessments, and other charges for the cost of
249 the improvements, financing costs, operating expenses and other

250 services and commodities furnished or supplied to the real property in
251 the district in accordance with the applicable provisions of the general
252 statutes which apply to districts established under section 7-325 of the
253 general statutes, and this section and in the manner prescribed by the
254 district. Notwithstanding any provision of the general statutes, the
255 district may make grants for, or pay the entire cost of any
256 improvements, including the costs of financing such improvements,
257 capitalized interest and the funding of any reserve funds necessary to
258 secure such financing or the debt service of bonds or notes issued to
259 finance such costs, from taxes, fees, rents, benefit assessments or other
260 revenues and may assess, levy and collect said taxes, fees, rents or
261 benefit assessments concurrently with the issuance of bonds, notes or
262 other obligations to finance such improvements based on the estimated
263 cost of the improvements prior to the acquisition or construction of the
264 improvements or upon the completion or acquisition of the
265 improvements.

266 (2) Notwithstanding any provision of the general statutes, whenever
267 the district constructs, improves, extends, equips, rehabilitates, repairs,
268 acquires or provides a grant for any improvements or finances the cost
269 of such improvements, such proportion of the cost or estimated cost of
270 the improvements and financing thereof as determined by the district,
271 may be assessed by the district, herein referred to as "benefit
272 assessments", in the manner prescribed by such district, upon the
273 property benefited by such improvements and the balance of such
274 costs shall be paid from the general funds of the district. The district
275 may provide for the payment of such benefit assessments in annual
276 installments, not exceeding thirty, and may forgive such benefit
277 assessments in any single year without causing the remainder of
278 installments of benefit assessments to be forgiven. Benefit assessments
279 to buildings or structures constructed or expanded after the initial
280 benefit assessment may be assessed as if the new or expanded
281 buildings or structures had existed at the time of the original benefit
282 assessment.

283 (3) In order to provide for the collection and enforcement of its
284 taxes, fees, rents, benefit assessments and other charges, the district is
285 hereby granted all the powers and privileges with respect thereto as
286 districts organized pursuant to section 7-325 of the general statutes,
287 and as held by the city of Stamford or as otherwise provided in this
288 section. Such taxes, fees, rents or benefit assessments, if not paid when
289 due, shall constitute a lien upon the premises served and a charge
290 against the owners thereof, which lien and charge shall bear interest at
291 the same rate as delinquent property taxes. Each such lien may be
292 continued, recorded and released in the manner provided for property
293 tax liens and shall take precedence over all other liens or
294 encumbrances except a lien for taxes of the city of Stamford. Each such
295 lien may be continued, recorded and released in the manner provided
296 for property tax liens.

297 (4) The budget, taxes, fees, rents, benefit assessments and any other
298 charges of the district of general application shall be adopted and
299 revised by the board at least annually no more than thirty days before
300 the beginning of the fiscal year, in accordance with the procedures to
301 be established by the board, at a meeting called by the board, assuring
302 that interested persons are afforded notice and an opportunity to be
303 heard. The board shall hold at least two public hearings on its schedule
304 of fees, rates, rents, benefit assessments and other charges or any
305 revision thereof before adoption, notice of which shall be delivered to
306 the mayor and board of representatives of the city of Stamford and be
307 published in at least two newspapers of general circulation in the city
308 of Stamford at least ten days in advance of the hearing. No later than
309 the date of the publication, the board shall make available to the public
310 and deliver to the mayor and the board of representatives of the city of
311 Stamford the proposed schedule of fees, rates, rents, benefit
312 assessments and other charges. The procedures regarding public
313 hearing and appeal provided by section 7-250 of the general statutes,
314 shall apply for all benefit assessments made by the district, except that
315 the board shall be substituted for the water pollution control authority.
316 Should the benefit assessments be assessed and levied prior to the

317 acquisition or construction of the improvements, then the amount of
318 the benefit assessments shall be adjusted to reflect the actual cost of the
319 improvements, including all financing costs, once the improvements
320 have been completed, should the actual cost be greater than or less
321 than the estimated costs. Benefit assessments shall be due and payable
322 at such times as are fixed by the board, provided the district shall give
323 notice of such due date not less than thirty days prior to such due date
324 by publication in a newspaper of general circulation in the city of
325 Stamford and by mailing such notice to the owners of the property
326 assessed at their last-known address.

327 (g) (1) Notwithstanding any provision of the general statutes,
328 including sections 7-324 to 7-329, inclusive, whenever the district has
329 authorized the acquisition or construction of the improvements or has
330 made an appropriation therefor, the district may authorize the
331 issuance of up to one hundred ninety million dollars of bonds to
332 finance the cost of the improvements, the creation and maintenance of
333 reserves required to sell the bonds and the cost of issuance of the
334 bonds provided no bonds shall be issued prior to the district entering
335 into an interlocal agreement with the city of Stamford, in accordance
336 with the procedures provided by section 7-339c of the general statutes,
337 including at least one public hearing on the proposed agreement and
338 ratification by the board of representatives. The bonds may be secured
339 as to both principal or interest by (A) the full faith and credit of the
340 district, (B) fees, revenues or benefit assessments, or (C) a combination
341 of subparagraphs (A) and (B) of this subdivision. Such bonds shall be
342 authorized by resolution of the board. The district is authorized to
343 secure such bonds by the full faith and credit of the district or by a
344 pledge of or lien on all or part of its revenues, fees or benefit
345 assessments. The bonds of each issue shall be dated, shall bear interest
346 at the rates and shall mature at the time or times not exceeding thirty
347 years from their date or dates, as determined by the board, and may be
348 redeemable before maturity, at the option of the board, at the price or
349 prices and under the terms and conditions fixed by the board before
350 the issuance of the bonds. The board shall determine the form of the

351 bonds, and the manner of execution of the bonds, and shall fix the
352 denomination of the bonds and the place or places of payment of
353 principal and interest, which may be at any bank or trust company
354 within the state of Connecticut and other locations as designated by
355 the board. In case any officer whose signature or a facsimile of whose
356 signature shall appear on any bonds or coupons shall cease to be an
357 officer before the delivery of the bonds, the signature or facsimile shall
358 nevertheless be valid and sufficient for all purposes the same as if the
359 officer had remained in office until the delivery.

360 (2) While any bonds issued by the district remain outstanding, the
361 powers, duties or existence of the district shall not be diminished or
362 impaired in any way that will affect adversely the interests and rights
363 of the holders of the bonds. Bonds issued under this section, unless
364 otherwise authorized by law, shall not be considered to constitute a
365 debt of the state of Connecticut or the city of Stamford, or a pledge of
366 the full faith and credit of the state of Connecticut or the city of
367 Stamford, but the bonds shall be payable solely by the district or as
368 special obligations payable from particular district revenues. Any
369 bonds issued by the district shall contain on their face a statement to
370 the effect that neither the state of Connecticut nor the city of Stamford
371 shall be obliged to pay the principal of or the interest thereon, and that
372 neither the full faith and credit or taxing power of the state of
373 Connecticut or the city of Stamford is pledged to the payment of the
374 bonds. All bonds issued under this section shall have and are hereby
375 declared to have all the qualities and incidents of negotiable
376 instruments, as provided in title 42a of the general statutes.

377 (h) (1) The board may authorize that the bonds be secured by a trust
378 agreement by and between the district and a corporate trustee, which
379 may be any trust company or bank having the powers of a trust
380 company within the state of Connecticut. The trust agreement may
381 pledge or assign the revenues. Either the resolution providing for the
382 issuance of bonds or the trust agreement may contain covenants or
383 provisions for protecting and enforcing the rights and remedies of the

384 bondholders as may be necessary, reasonable or appropriate and not in
385 violation of law.

386 (2) All expenses incurred in carrying out the trust agreement may be
387 treated as a part of the cost of the operation of the district. The pledge
388 by any trust agreement or resolution shall be valid and binding from
389 time to time when the pledge is made; the revenues or other moneys
390 so pledged and then held or thereafter received by the board shall
391 immediately be subject to the lien of the pledge without any physical
392 delivery thereof or further act; and the lien of the pledge shall be valid
393 and binding as against all parties having claims of any kind in tort,
394 contract or otherwise against the board, irrespective of whether the
395 parties have notice thereof. Notwithstanding any provision of the
396 Uniform Commercial Code, neither this subsection, the resolution or
397 any trust agreement by which a pledge is created need be filed or
398 recorded except in the records of the board, and no filing need be
399 made under title 42a of the general statutes.

400 (i) Bonds issued under this section are hereby made securities in
401 which all public officers and public bodies of the state of Connecticut
402 and its political subdivisions, all insurance companies, trust
403 companies, banking associations, investment companies, executors,
404 administrators, trustees and other fiduciaries may properly and legally
405 invest funds, including capital in their control and belonging to them;
406 and such bonds shall be securities which may properly and legally be
407 deposited with and received by any state or municipal officer or any
408 agency or political subdivision of the state of Connecticut for any
409 purpose for which the deposit of bonds of the state of Connecticut is
410 now or may hereafter be authorized by law.

411 (j) Bonds may be issued under this section without obtaining the
412 consent of the state of Connecticut or the city of Stamford, and without
413 any proceedings or the happening of any other conditions or things
414 other than those proceedings, conditions or things that are specifically
415 required thereof by this section, and the validity of and security for

416 any bonds issued by the district shall not be affected by the existence
417 or nonexistence of the consent or other proceedings, conditions or
418 things.

419 (k) The district and all its receipts, revenues, income and real and
420 personal property shall be exempt from taxation and benefit
421 assessments and the district shall not be required to pay any tax, excise
422 or assessment to or from the state of Connecticut or any of its political
423 subdivisions. The principal and interest on bonds or notes issued by
424 the district shall be free from taxation at all times, except for estate and
425 gift, franchise and excise taxes, imposed by the state of Connecticut or
426 any political subdivision thereof, provided nothing in this section shall
427 act to limit or restrict the ability of the state of Connecticut or the city
428 of Stamford to tax the individuals and companies, or their real or
429 personal property or any person living or business operating within
430 the boundaries of the district.

431 (l) The board shall at all times keep accounts of its receipts,
432 expenditures, disbursements, assets and liabilities, which shall be open
433 to inspection by a duly appointed officer or duly appointed agent of
434 the state of Connecticut or the city of Stamford. The fiscal year of the
435 district shall begin on July first and end on the following June thirtieth
436 or as otherwise established by section 7-327 of the general statutes. The
437 district shall be subject to an audit of its accounts in the manner
438 provided in the general statutes.

439 (m) At such time as any construction or development activity
440 financed by bonds issued by the district is taking place, the clerk of the
441 district shall submit project activity reports quarterly to the Secretary
442 of the Office of Policy and Management and to the chairpersons of the
443 joint standing committee of the General Assembly having cognizance
444 of matters relating to finance, revenue and bonding.

445 (n) (1) This section shall be deemed to provide an additional,
446 alternative and complete method of accomplishing the purposes of this
447 section and exercising the powers authorized hereby and shall be

448 deemed and construed to be supplemental and additional to, and not
449 in derogation of, powers conferred upon the district by law and
450 particularly by sections 7-324 to 7-329, inclusive, of the general
451 statutes; provided insofar as the proceedings of this section are
452 inconsistent with any general statute or special act, or any resolution or
453 ordinance of the city of Stamford, this section shall be controlling.

454 (2) Except as specifically provided in this section, all other statutes,
455 ordinances, resolutions, rules and regulations of the state of
456 Connecticut and the city of Stamford shall be applicable to the
457 property, residents and businesses located in the district. Nothing in
458 this section shall in any way obligate the city of Stamford to pay any
459 costs for the acquisition, construction, equipping or operation and
460 administration of the improvements located within the district or to
461 pledge any money or taxes to pay debt service on bonds issued by the
462 district except as may be agreed to in any interlocal agreements
463 executed by the city of Stamford and the district.

464 (o) At the option of the city of Stamford by vote of the board of
465 representatives of the city of Stamford, the district shall be merged into
466 the city of Stamford if no bonds are issued by the district not later than
467 four years after the effective date of this section or after the bonds
468 authorized by this section are no longer outstanding and any property
469 which is owned by the district shall be distributed to the city of
470 Stamford.

471 (p) This section being necessary for the welfare of the city of
472 Stamford and its inhabitants shall be liberally construed to affect the
473 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2007	New section

Section 1	July 1, 2007	New section
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Statement of Purpose:

To establish the Harbor Point infrastructure improvement district in the city of Stamford.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]